

1 BILL NO. R-87-10-31

2 DECLARATORY RESOLUTION NO. R-75-87

3 A DECLARATORY RESOLUTION designating  
4 an "Economic Revitalization Area"  
5 under I.C. 6-1.1-12.1 for property  
6 commonly known as 1933 E. Wayne  
7 Street, Fort Wayne, Indiana 46803.  
8 (Deister Machine Company, Petitioner).

9 WHEREAS, Petitioner has duly filed its petition dated  
10 October 22, 1987, to have the following described property  
11 designated and declared an "Economic Revitalization Area" under  
12 Division 6, Article II, Chapter 2 of the Municipal Code of the  
13 City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-  
14 12.1, to-wit:

15 Lots Numbered 2 through 10 in  
16 Bass, Simons and Baird Addition  
17 to the City of Fort Wayne accord-  
18 ing to the plat thereof, recorded  
19 in Plat Record 2 at page 95 of the  
20 records in the Office of the Re-  
21 corder of Allen County, Indiana.  
22 Subject to any visible encroach-  
23 ments, easements and/or right  
24 ways;

25 said property more commonly known as 1933 E. Wayne Street, Fort  
26 Wayne, Indiana 46803;

27 WHEREAS, it appears that said petition should be pro-  
28 cessed to final determination in accordance with the provisions  
29 of said Division 6.

30 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL  
31 OF THE CITY OF FORT WAYNE, INDIANA:

32 SECTION 1. That, subject to the requirements of Section  
4, below, the property hereinabove described is hereby designated  
and declared an "Economic Revitalization Area" under I.C. 6-1.1-  
12.1. Said designation shall begin upon the effective date of  
the Confirming Resolution referred to in Section 3 of this Resolu-  
tion and shall continue for one (1) year thereafter. Said desig-  
nation shall terminate at the end of that one-year period.



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SECTION 2. That upon adoption of this Resolution:

- (a) Said Resolution shall be filed with the Allen County Assessor;
- (b) Said Resolution shall be referred to the Committee on Finance and shall also be referred to the Department of Economic Development requesting a recommendation from said department concerning the advisability of designating the above designated area an "Economic Revitalization Area";
- (c) Common Council shall publish notice in accordance with I.C. 5-3-1 of the adoption and substance of this Resolution and setting this designation as an "Economic Revitalization Area" for public hearing;
- (d) If this Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, then the Resolution shall be referred to the Fort Wayne Redevelopment Commission and said designation as an "Economic Revitalization Area" shall not be finally approved unless said Commission adopts a resolution approving the petition.

SECTION 3. That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall only apply to a deduction of the assessed value of both real estate and personal property.

SECTION 4. That this Resolution shall be subject to being confirmed, modified and confirmed or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

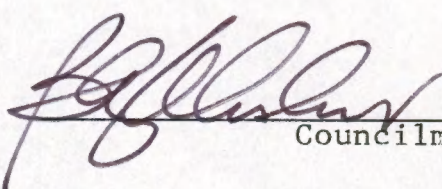
SECTION 5. Pursuant to I.C. 6-1.1-12.1-3(b)(1), it is hereby determined that the deduction from the assessed value of



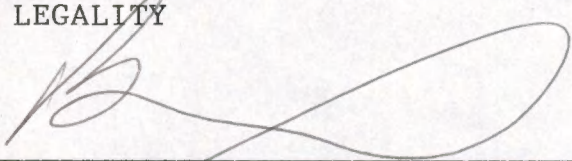
1 Page Three

2 the real property shall be for a period of six (6) years.

3 SECTION 6. That this Resolution shall be in full force  
4 and effect from and after its passage and any and all necessary  
5 approval by the Mayor.

6  
7   
8 Councilmember

9 APPROVED AS TO FORM  
10 AND LEGALITY

11   
12 Bruce O. Boxberger, City Attorney  
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Read the first time in full and on motion by \_\_\_\_\_, and duly adopted, read the second time by title and referred to the Committee \_\_\_\_\_ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ .M., E.

DATE: \_\_\_\_\_

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by E. Stier, and duly adopted, placed on its passage. PASSED (Lost) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
TOTAL VOTES	<u>9</u>	_____	_____	_____	_____
BRADBURY	<u>✓</u>	_____	_____	_____	_____
BURNS	<u>✓</u>	_____	_____	_____	_____
EISBART	<u>✓</u>	_____	_____	_____	_____
GIAQUINTA	<u>✓</u>	_____	_____	_____	_____
HENRY	<u>✓</u>	_____	_____	_____	_____
REDD	<u>✓</u>	_____	_____	_____	_____
SCHMIDT	<u>✓</u>	_____	_____	_____	_____
STIER	<u>✓</u>	_____	_____	_____	_____
TALARICO	<u>✓</u>	_____	_____	_____	_____

DATE: 10-27-87

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. 9-75-87 on the 27th day of October, 1987.

ATTEST:

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

(SEAL)

Mark E. Giaquinta  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 28th day of October, 1987, at the hour of 11:00 o'clock A. .M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 28th day of October, 1987, at the hour of 3:00 o'clock P. .M., E.S.T.

Win Moses, Jr.  
WIN MOSES, JR., MAYOR



SUMMARY SHEET & ECONOMIC DEVELOPMENT RECOMMENDATION  
FOR  
"ECONOMIC REVITALIZATION AREA"  
IN  
CITY OF FORT WAYNE, INDIANA

Name of Applicant: Deister Machine Company

Site Location: 1933 E. Wayne Street  
Fort Wayne, IN 46803

Councilmanic District: 1st Existing Zoning: M-2

Nature of Business: Screening & sizing aggregate

Project is located in the following:

	<u>Yes</u>	<u>No</u>
Designated Downtown Area	<u>      </u>	<u>X</u>
Urban Enterprise Zone	<u>      </u>	<u>x</u>
Redevelopment Area	<u>      </u>	<u>x</u>
Platted Industrial Park	<u>      </u>	<u>x</u>
Flood Plain	<u>      </u>	<u>X</u>

Description of Project:

Two new steel buildings totaling 19,000 sq. ft. with cranes, lighting  
and sprinkler system. In addition manufacturing machinery to process  
aggregate

Type of Tax Abatement: Real Property X Manufacturing Equipment X

Estimated Project Cost: \$1,510,000 Permanent Jobs Created: 25+

STAFF RECOMMENDATION:

As stated per the established policy of the Division of Economic Development, the following recommendations are hereby made:

- 1.) Designation as an "Economic Revitalization Area" should be granted. X Yes        No
- 2.) Designation should be limited to a term of 1 year(s).
- 3.) The period of deduction should be limited to 6 year(s).

Comments:

Staff *Gary Heathman*  
Date 10/22/87

Director *Mark D. Bell*  
Date 10/22/87

AN APPLICATION TO  
THE CITY OF FORT WAYNE, INDIANA  
FOR DESIGNATION OF PROPERTY AS AN  
"ECONOMIC REVITALIZATION AREA"  
AND STATEMENT OF BENEFITS

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

<u>          </u>	Real Estate Improvements
<u>          </u>	Personal Property (New Manufacturing Equipment)
<u>    X    </u>	Both Real Estate Improvements & Personal Property

A. GENERAL INFORMATION

Applicant's Name: DEISTER MACHINE COMPANY

Address of Applicant's Principal Place of Business:

1933 E. Wayne Street

Fort Wayne, Indiana 46803

Phone Number of Applicant: (219) 426-7495

Street Address of Property Seeking Designation: 5

1933 E. Wayne Street

Fort Wayne, Indiana 46803

S.I.C. Code of Substantial User of Property: 3532-3432-3559

B. PROJECT SUMMARY INFORMATION:

YES

NO

Is the project site solely within the city limits  
of the City of Fort Wayne

  X  

Is the project site within the flood plain?

  X  

Is the project site within the rivergreenway area?

  X  

Is the project site within a Redevelopment Area?

  X  

Is the project site within a platted industrial  
park?

  X  

Is the project site within the designated downtown  
area?

  X  

Is the project site within the Urban Enterprise  
Zone?

  X



Will the project have ready access to City Water? X       

Will the project have ready access to City Sewer? X       

Is any adverse environmental impact anticipated by  
reason of operation of the proposed project?        X

C. ZONING INFORMATION

What is the existing zoning classification on the project site? M-2

What zoning classification does the project require? M-2

What is the nature of the business to be conducted at the project site?

Manufacturing machinery to screen and size aggregate

D. Real Estate Abatement:

Complete this section of the application only if requesting a deduction  
from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

Good condition masonry Bldg. 1912, - Two frame buildings - Bad Condition to be demolished

Steel building 1965 good condition- Masonry Office Building 1972 Excellent

What is the condition of structure(s) listed above? Excellent to Bad

Current assessed value of Real Estate:

Land \$22,000

Improvements \$64,100

Total \$86,100

What was amount of Total Property Taxes owed during the immediate past  
year? \$7657.74 for year 1986.

Give a brief description of the proposed improvements to be made to  
the real estate.

Two new steel building totaling 19,000 sq. ft. and with cranes, lighting and

sprinkler system. Heavy industrial steel buildings.

Cost of Improvements: \$ 1,245,000.00

Development Time Frame: Seven months total including engineering

When will physical aspects of improvements begin? Immediately

When is completion expected? April 15, 1988

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if requesting a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: \$284,430

What was amount of Personal Property Taxes owed during the immediate past year? \$20,666.10 for year 1986.

Give a brief description of new manufacturing equipment to be installed at the project site.

1 - 36" x 168" Engine Lathe

1 - 52" Vertical Turret Lathe

1 - 72" Radial Arm Drill

4 - 600 Amp Welding Machines

1 - CNC Lathe

4 - Bridge Cranes

Cost of New Manufacturing Equipment? \$ 265,000.00

Development Time Frame:

When will installation begin of new manufacturing equipment? November 1, 1987

When is installation expected to be completed? April 15, 1988

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? 80

How many permanent jobs will be created as a result of this project?  
25+

Anticipated time frame for reaching employment level stated above?  
Immediate

Current annual payroll: \$2,300,000

New additional annual payroll: \$600,000



What is the nature of the new jobs to be created?

Machinists, Welders, Assemblers, Laborers and a Truck Driver

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

The property is land locked. The railroad to the North, Wayne bounds the South.

A foundry to the West and the property to the East is owned by Falstaff Brewery

and not for sale. Some of the existing buildings are beyond repair and will be

removed. Others are obsolete due to low height and light weight structural

components.

In what Township is project site located? Wayne - City

In what Taxing District is project site located? City of Fort Wayne

G. CONTACT PERSON:

Name & address of contact person for further information if required:

Mr. Mark Deister - 219-426-7495 - Vice President of Manufacturing

Phone number of contact person (219 ) 426-7495

I hereby certify that the information and representation on this application and attached exhibits are true and complete. Further, it is hereby certified that no building permit has been issued for construction of improvements, nor has any manufacturing equipment been purchased, either of which is included and/or described herein, as of the date of filing of this application.

Mark Deister  
Signature of Applicant

October 19, 1987  
Date



EXHIBITS:

The following exhibits must be attached to the application for it to be considered complete:

1. Legal Description of Property
2. Check for application fee of \$50.00 to be made payable to City of Fort Wayne.
3. Owners Certificate (if applicant is not the owner or property to be designated).

Lots Numbered 2 through 10 in Bass, Simons and Baird Addition to the City of Fort Wayne according to the plat thereof, recorded in Plat Recrod 2 at page 95 of the records in the Office of the Recorder of Allen County, Indiana. Subject to any visible encroachments, easements, and/or right aways.  
Commonly known as 1933 East Wayne Street, Fort Wayne, Indiana



Admn. Appr. \_\_\_\_\_

DIGEST SHEET

B-87-10-31

TITLE OF ORDINANCE Declaratory Resolution

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 1933 E. Wayne Street, Fort Wayne, Indiana 46803. (Deister Machine Company, Petitioner).

EFFECT OF PASSAGE Two frame buildings will be demolished and two new heavy industrial steel buildings will be constructed, totaling 19,000 sq. ft. with cranes, lighting and sprinkler system. The addition of new manufacturing machinery to process aggregate.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$1,510,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_



BILL NO. R-87-10-31

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN ~~(ORDINANCE)~~ (RESOLUTION) designating an

"Economic Revitalization Area" under I.C. 6-1.1-12.1 for property

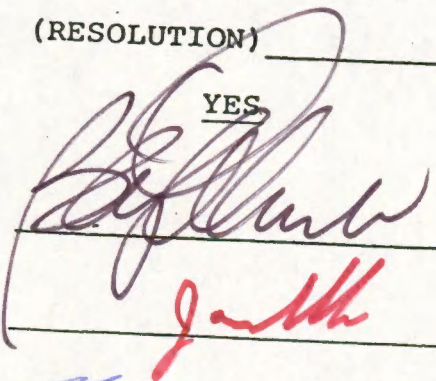
commonly known as 1933 E. Wayne Street, Fort Wayne, IN 46803

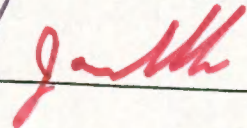
(Deister Machine Company, Petitioner)


HAVE HAD SAID ~~(ORDINANCE)~~ (RESOLUTION) UNDER CONSIDERATION AND BEG  
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID ~~(ORDINANCE)~~  
(RESOLUTION)

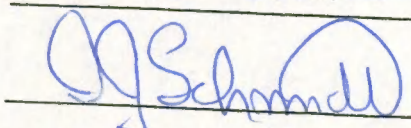
YES

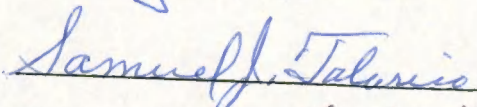
NO

  
BEN A. EISBART  
CHAIRMAN

  
JAMES S. STIER  
VICE CHAIRMAN

  
CHARLES B. REDD

  
DONALD J. SCHMIDT

  
SAMUEL J. TALARICO

CONCURRED IN 10-27-87

SANDRA E. KENNEDY  
CITY CLERK